



**City of Seattle**  
Edward B. Murray, Mayor

**Department of Planning and Development**  
D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Number:** 3016100  
**Applicant Name:** Marsha Mawer-Olsen of *Caron Architecture*  
**Address of Proposal:** 911 29<sup>th</sup> Avenue South

**SUMMARY OF PROPOSED ACTION**

Land Use Application to allow 10 residential units (8 single families and 1 duplex). Parking for 10 vehicles to be provided (5 within garages, 5 surface). Existing structures to be demolished.

The following approvals are required:

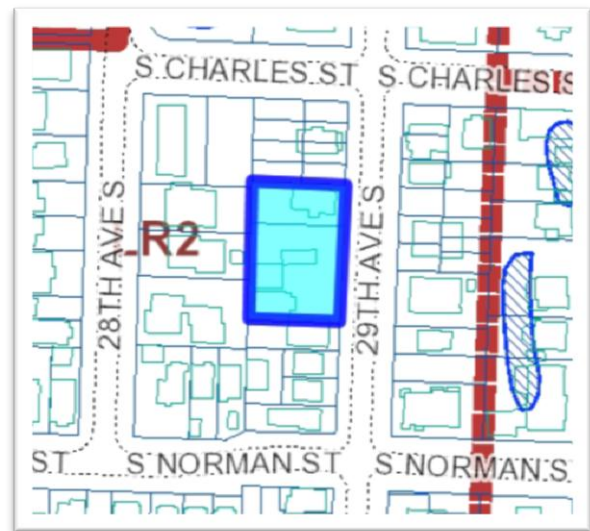
**SEPA – Environmental Determination** – Chapter 25.05 Seattle Municipal Code

**SEPA Determination:** ☐ Exempt ☒ DNS ☐ MDNS ☐ EIS  
☐ DNS with conditions  
☐ DNS involving non-exempt grading or demolition  
or involving another agency with jurisdiction.

**BACKGROUND INFORMATION**

Zoning: Lowrise 2 (LR2)  
Parcel Size: 15,207 square feet (sq. ft.)  
Existing Uses: Single Family Dwellings  
Environmental None  
Critical Areas:  
Project Proposal

The applicant proposes the construction of nine, three-story structures for a total of ten residential units. Vehicular access will be from 29<sup>th</sup> Avenue South via one shared driveway. Parking for ten vehicles will be provided on site: five on the surface and five within garages.



### Current Development

The subject site currently contains two existing single family residences, one with a detached garage. All existing structures are proposed for demolition. Street trees exist in the right-of-way, and are proposed to remain. The subject site contains four existing trees, one of which is exceptional, but hazardous. All existing trees are proposed for removal.

### Surrounding Development

The subject site is surrounded on all sides by LR2 zoning. Development to the north and east consists of recently developed townhomes, and to the south and west detached single family residences.

### Public Comment

No comments were received. The public comment period ended on October 30, 2013.

### **ANALYSIS – SEPA (WAC 97-11 and SMC 25.05)**

Environmental review resulting in a Threshold Determination is required pursuant to the Seattle State Environmental Policy Act (SEPA), Washington Administrative Code (WAC) 197-11, and the Seattle SEPA Ordinance (SMC 25.05)

The initial disclosure of the potential impacts from this project was made in the environmental checklist submitted by the applicant on September 27, 2013. The Department of Planning and Development (DPD) has analyzed and annotated the environmental checklist submitted by the project applicant, and reviewed the project plans and any additional information in the file. As indicated in the environmental checklist, this action may result in adverse impacts to the environment; however, due to their temporary nature or limited effects, the impacts are not expected to be significant. A discussion of these impacts is warranted, and is contained in this report.

The *SEPA Overview Policy* (SMC 25.05.665) clarifies the relationship between codes, policies, and environmental review. Specific policies for each element of the environment, and certain neighborhood plans, and other policies explicitly referenced, may serve as the basis for exercising substantive SEPA authority. The *SEPA Overview Policy* states, in part, “Where City regulations have been adopted to address an environmental impact, it shall be presumed that such regulations are adequate to achieve sufficient mitigation,” subject to some limitations (SMC 25.05.665). Codes and development regulations applicable to this proposed project will provide sufficient mitigation for short and/or long term impacts. Applicable codes may include the following: *Stormwater Code* (SMC 22.800-808); *Grading Code* (SMC 22.170); *Street Use Ordinance* (SMC Title 15); *Seattle Building Code*; and *Noise Control Ordinance* (SMC 25.08). The Puget Sound Clean Air Agency regulations require control of fugitive dust to protect air quality.

### Short Term Impacts

Construction activities are expected to result in some adverse impacts. The following temporary or construction-related impacts are expected: decreased air quality due to increased dust and other suspended air particulates during excavation, filling and transport of materials to and from the site; increased noise and vibration from construction operations and equipment; increased traffic and parking demand from construction personnel traveling to and from the work site; consumption of renewable and non-renewable resources; disruption of utilities serving the area; and conflict with normal pedestrian movement adjacent to the site. Several construction related impacts are mitigated through existing city codes and ordinances applicable to the project; therefore, compliance with applicable codes and ordinances will reduce or eliminate most adverse short-term impacts to the environment. The following is an analysis of the air impacts.

#### Air Quality/Greenhouse Gas Emissions

Construction activities including construction worker commutes, truck trips, the operation of construction equipment and machinery, and the manufacture of the construction materials themselves result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project. SEPA conditioning is not warranted pursuant to *SEPA Policy* (SMC 25.05.675.A.).

### Long Term Impacts

Long term or use-related impacts are also anticipated as a result of this proposal, including: increased surface water runoff due to greater site coverage by impervious surfaces; increased bulk and scale on the site; increased traffic in the area and increased demand for parking; increased demand for public services and utilities; loss of plant and animal habitat; and increased light and glare. Compliance with applicable codes and ordinances will reduce or eliminate most adverse long-term impacts to the environment.

#### Air Quality/Greenhouse Gas Emissions

Operational activities, primarily vehicular trips associated with the project and the projects' energy consumption, are expected to result in increases in carbon dioxide and other greenhouse gas emissions which adversely impact air quality and contribute to climate change and global warming. While these impacts are adverse, they are not expected to be significant due to the relatively minor contribution of greenhouse gas emissions from this project. SEPA conditioning is not warranted pursuant to *SEPA Policy* (SMC 25.05.675.A.).

### Historic Preservation

The subject site contains two existing single family residences, both greater than 50 years old. The Department of Planning and Development referred the proposal to the Department of Neighborhoods (DON) for review per SMC 25.05.675.H.2.c. Based on the review of the referral, as well as information from the City's Historic Resources Survey database, DON has determined that it is unlikely that the subject buildings would meet the standards for designation as an individual landmarks; therefore no further Historic Preservation conditioning is warranted (LPB 831/13).

**DECISION – SEPA**

This decision was made after review by the responsible official on behalf of the lead agency of a completed environmental checklist and other information on file with the responsible department. This constitutes the Threshold Determination and form. The intent of this declaration is to satisfy the requirement of the State Environmental Policy Act (Revised Code of Washington (RCW) 43.21.C), including the requirement to inform the public of agency decisions pursuant to SEPA.

- ☒ Determination of Non-Significance. This proposal has been determined to not have a significant adverse impact upon the environment. An Environmental Impact Statement (EIS) is not required under RCW 43.21.030(2)(c).
- ☐ Determination of Significance. This proposal has or may have a significant adverse impact upon the environment. An EIS is required under RCW 43.21C.030(2)(C).

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An EIS is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This DNS is issued after using the *Optional DNS Process* in WAC 197-11-355 and *Early Review DNS Process* in SMC 25.05.355. There is no further comment period on the DNS.

Signature: (signature on file) Date: March 27, 2014  
Carly Guillory, Land Use Planner  
Department of Planning and Development